

**16,212 SQUARE FEET  
1.17 ACRES MOL**

**FOR SALE - OFFICE/WAREHOUSE WITH FENCED, PAVED YARD  
8998 130TH AVENUE NORTH  
LARGO, FLORIDA 33773**



**FOR ADDITIONAL INFORMATION CONTACT:  
DERON THOMAS, SIOR, CCIM  
CELL (727) 204-0201  
TYLER THOMAS, JD  
KYLE HARRIS  
OFFICE (727) 724-3300**



**INDUSTRIAL REALTY SOLUTIONS, INC.  
701 ENTERPRISE ROAD E., SUITE 701  
SAFETY HARBOR, FL 34695  
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WWW.INDUSTRIALREALTYSOLUTIONS.COM**

Industrial Realty Solutions, Inc. provides no representation as to the condition of the property (or properties) in question, and in addition no warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice and to any special conditions imposed by the property owner.

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## PROPERTY SPECIFICATIONS:

<b>Building Size:</b>	<b>16,212 Square Feet MOL</b>
<b>Building Class:</b>	<b>B -Major, Recent Renovations</b>
<b>Construction:</b>	<b>Insulated Metal</b>
<b>Office Area:</b>	<b>2,000± Square Feet MOL</b>
<b>Warehouse/Light Assembly:</b>	<b>14,212± Square Feet MOL</b>
<b>Clear Height:</b>	<b>21'-24.7'</b>
<b>Dock Well Loading Doors:</b>	<b>None...There Is Room To Add</b>
<b>Grade Level Loading Doors:</b>	<b>6 (2 @ 12'w x 14'h...others 12' x 12')</b>
<b>Power:</b>	<b>Heavy 3-phase (800+ Amp Panels)</b>
<b>HVAC:</b>	<b>100% Air-Conditioned</b>
<b>Warehouse Lighting:</b>	<b>LED</b>
<b>Column Spacing:</b>	<b>Mostly Clear Span</b>
<b>Site Size:</b>	<b>1.17 Acres MOL</b>
<b>Paved Parking Spaces:</b>	<b>12-15</b>
<b>Zoning/Land Use:</b>	<b>IL - Industrial Limited - City of Largo</b>
<b>Property Extras:</b>	<b>Major, Recent Renovations Fenced Site Mostly Paved Site 5 New AC Units Potential Dock Well</b>
<b>Offered For Sale:</b>	<b>Contact Broker For Pricing</b>



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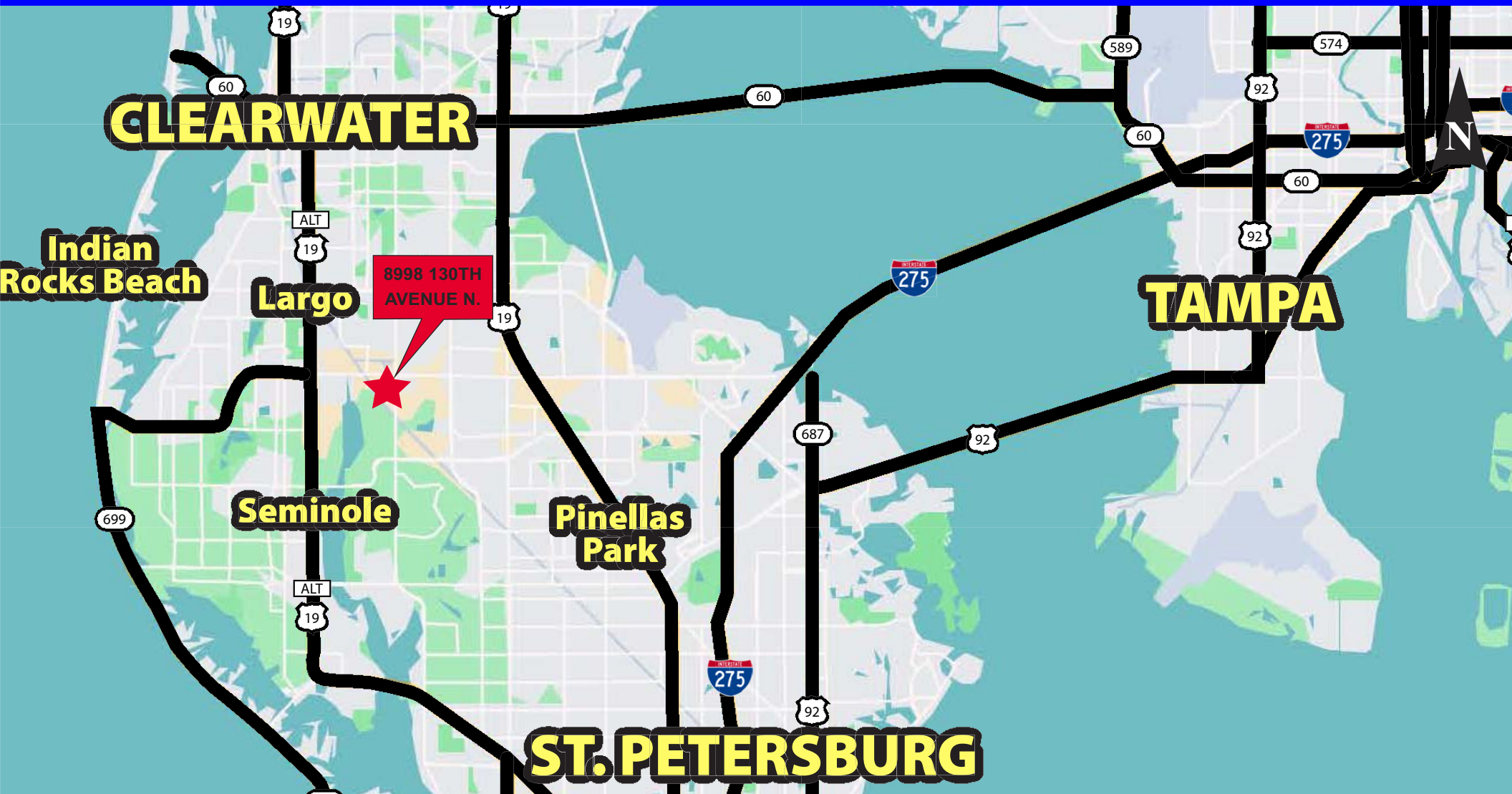


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